086.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	571,200 / 571,200
					USE VALUE:	571,200 / 571,200
					ASSESSED:	571,200 / 571,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG SHANSHAN
Owner 2:	
Owner 3:	
Street 1:	24 MIDDLECOT ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MEIKLE BARBARA A/ TRUSTEE -
Owner 2:	BARBARA A MEIKLE REVOCABLE TR -
Street 1:	182 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .067 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Asbestos Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2915.000	232,200	1,500	337,500	571,200
Total Card	0.067	232,200	1,500	337,500	571,200
Total Parcel	0.067	232,200	1,500	337,500	571,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.39 /Parcel: 403.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54737

GIS Ref

GIS Ref

Insp Date 09/16/21

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,200	1500	2,915.	337,500	571,200		Year end	12/23/2021
2021	101	FV	200,600	1500	2,915.	337,500	539,600		Year End Roll	12/10/2020
2020	101	FV	200,700	1500	2,915.	337,500	539,700	539,700	Year End Roll	12/18/2019
2019	101	FV	179,100	1500	2,915.	332,600	513,200	513,200	Year End Roll	1/3/2019
2018	101	FV	178,800	0	2,915.	255,500	434,300	434,300	Year End Roll	12/20/2017
2017	101	FV	178,800	0	2,915.	241,000	419,800	419,800	Year End Roll	1/3/2017
2016	101	FV	178,800	0	2,915.	221,800	400,600	400,600	Year End	1/4/2016
2015	101	FV	169,100	0	2,915.	207,300	376,400	376,400	Year End Roll	12/11/2014

!7046!

PRINT

Date	Time
12/30/21	04:55:15

LAST REV

Date	Time
11/23/21	14:16:51
mmcmakin	

USER DEFINED

Prior Id # 1:	54737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7046

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEIKLE BARBARA	79106-363	1	11/9/2021		600,000	No	No		
MEIKLE WILLIAM	62647-114		9/18/2013	Convenience	1	No	No		D.O.D. WILLIAM M MEIKLE 12/19/2006.
	18477-97		8/1/1987		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2007	728	Re-Roof	5,000	C		G9	GR FY09	
6/26/2001	439	Shed	2,500	C				REPLACE EXISTING S
7/28/1998	500	Add Bath	15,000	C				ADD 1/2 BATH-REM K

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	Measured	DGM	D Mann
9/15/2018	MEAS INT REF	HS	Hanne S
3/25/2009	Meas/Inspect	372	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2915		Sq. Ft.	Site		0	70.	1.65	6			Access	-5					337,454						337,500	

Total AC/HA:	0.06692	Total SF/SM:	2915	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	337,454	Spl Credit		Total:	337,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.94755369
Adj $ / SQ:	172.692
Other Features:	80998
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315514
Depreciation:	83296
Depreciated Total:	232218

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

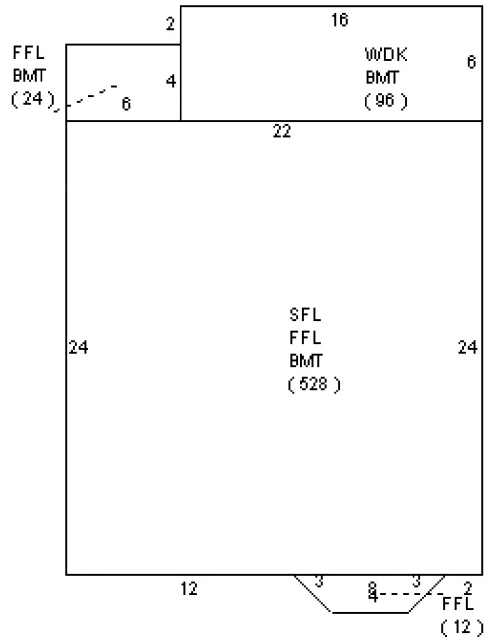
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.69
Special Features:	0	Val/Su Net:	126.47
Final Total:	232200	Val/Su SzAd	212.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	68.640	44,482
FFL	First Floor	564	172.690	97,398
SFL	Second Floor	528	172.690	91,181
WDK	Deck	96	15.160	1,455

Net Sketched Area:	1,836	Total:	234,516
Size Ad	1092	Gross Area	1836	FinArea	1416
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	17X8	A	FR	2000	13.35	T	19	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500